



- The property is located on Lot 3 within the Maple Grove Commercial Subdivision.
- Access is located off Grove Pass that runs parallel with Whitestown Parkway. Additional Right-In/Right-Out access is provided along Whitestown Parkway. A traffic study has been conducted for accurate and functional design.

- The Maple Grove Commercial Subdivision was rezoned in 2007 under the Boone County Area Plan Commission (Ord #2007-06). The Area Plan Commission GB description differs from the newly updated Whitestown UDO.
- The WPC approved text amendments to update the GB language and permitted uses to reflect the updated Whitestown UDO at their 6/13/2016 meeting (Docket #PC16-010-TA).
- The WPC approved the Concept Plan for MG Lot 3 at the 10/17/2016 meeting.
- A variance has been approved through the WBZA (Docket #BZA16-009-VA) to reduce the building setback line along the eastern border to allow up to a zero lot line. The variance is to attract restaurant or tenants that can utilize patio/outdoor seating.

Lot 3 of the Maple Grove subdivision is proposing a commercial development along Grove Pass. The proposed building will be filled with one or more lease tenants. Tenants are unknown at this time, as well as expected business hours and workforce.

WHITESTOWN PARKWAY

LOT 4
1.17 Ac.

LOT 5
0.80 Ac.

LOT 3
1.15 Ac.

LOT 2
1.80 Ac.

PROPOSED BUILDING
9,000 s.f.

PROPOSED BUILDING
10,500 s.f.

PROVIDED PARKING=55 SPACES
REQUIRED PARKING=53 SPACES

PROPOSED BUILDING
11,400 s.f.

PROVIDED PARKING=57 SPACES
REQUIRED PARKING=57 SPACES

PROPOSED BUILDING
11,400 s.f.

NOT INCLUDED
SHOWN FOR REFERENCE ONLY

NOT INCLUDED
SHOWN FOR REFERENCE ONLY

GROVE PASS

Compliance

The proposed project is designated and zoned to be GB General Business. This district would be used for most types of business and service uses. Development in this district requires connection to public water and public sewers and Development Plan approval. TAC has reviewed this development plan and is in compliance of the Whitestown UDO.

Staff Recommendation

Staff recommends that the WPC approve the Development Plan known as Maple Grove Lot 3 with the following commitments:

- 1) Restrict the following uses for future tenants: Tobacco/Vapor/Smoke Shop, Sexual oriented business
- 2) Limit illuminated signage to front façade (Whitestown Parkway)